

**SUMTER COUNTY BOARD OF COMMISSIONERS  
EXECUTIVE SUMMARY**

**SUBJECT:**      **Property Donation from Barbara McClendon – Parcel J04A015 to Satisfy Code Case CE2011-0092 and Waive Staff Costs of \$361.06 (Staff recommends approval).**

**REQUESTED ACTION:**      Approve staff and County Attorney to prepare documents to accept donation of Parcel J04A015 from Barbara McClendon to satisfy code case CE2011-0092 and waive staff costs of \$361.06.

☐ Work Session (Report Only)      **DATE OF MEETING:**      9/27/2011  
☒ Regular Meeting      ☐ Special Meeting

**CONTRACT:**      ☒ N/A      Vendor/Entity: \_\_\_\_\_  
Effective Date: \_\_\_\_\_      Termination Date: \_\_\_\_\_  
Managing Division / Dept:      Planning \_\_\_\_\_

**BUDGET IMPACT:**

☐ Annual      **FUNDING SOURCE:** \_\_\_\_\_  
☐ Capital      **EXPENDITURE ACCOUNT:** \_\_\_\_\_  
☒ N/A

Barbara McClendon is the owner of parcel J04A015, located on CR 482B to the east of C-470 in Lake Panasoffkee. The subject property is vacant. The owner lives out of the area in Largo, Florida.

The subject property is the subject of a code enforcement case (CE2011-0092). The code enforcement case is in regard to the care of the property. In discussion with the owner's daughter-in law, it became evident that Mrs. McClendon is unable to care for the property due to her age, finances, and physical ability.

Due to this inability to bring the property in compliance, the ultimate potential outcome of the code enforcement process is for the County to foreclose on the subject property. The foreclosure process is lengthy and expensive. In order to avoid the time and expense of foreclosure, Mrs. McClendon submitted a letter to the County, dated September 12, 2011, offering to donate the subject property to the County.

The donation of the subject property to the County would avoid the time and cost of foreclosure and resolve the outstanding code enforcement case. If the Board agrees to accept the donation of the subject property, then staff and the County Attorney will prepare the appropriate deed to effectuate the transfer, clean up the property to meet County standards, and place the property for sale. Consistent with County policy, the net proceeds of the sale of the property would be deposited within the County's Affordable Housing Fund.

Staff requests the staff costs of \$361.06 be waived for the code enforcement case CE2011-0092. If the County pursues foreclosure, the costs to the County include County Attorney fees and court fees, and the County would not collect the \$361.06 in staff costs. With the donation of the subject property, the County avoids much of the County Attorney fees and the court fees. The savings in time and money to the County more than compensate the \$361.06 in staff costs waived.

According to the Sumter County Property Appraiser, the assessed value of the subject property is

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\$4,428. There are no delinquent taxes or outstanding mortgages on the subject property

Attached for the Board's information are:

Letter from Barbara McClendon dated September 12, 2011

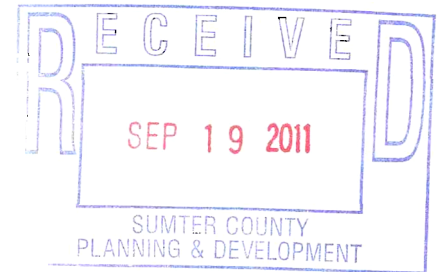
Sumter GIS Map of subject property

Sumter Property Appraiser data for subject property

Case summary for CE2011-0092.

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**Barbara McClendon  
108 Royal Palms Drive  
Largo, FL 33771**



September 12, 2001

Mr Brad Cornelius  
Board of County Commissioners  
7375 Powell Road Suite 115  
Wildwood, FL 34785

RE Parcel # J04A015  
File # CE2011-0092

Dear Mr Cornelius:

As discussed by phone with my daughter-in-law, I would like to donate the above referenced property to Sumter County. I am unable to keep this property in compliance because of my age, finances and physical abilities.

I understand you need this letter to put the matter before your Board and once approved, you would then send me some forms to sign to complete this transaction.

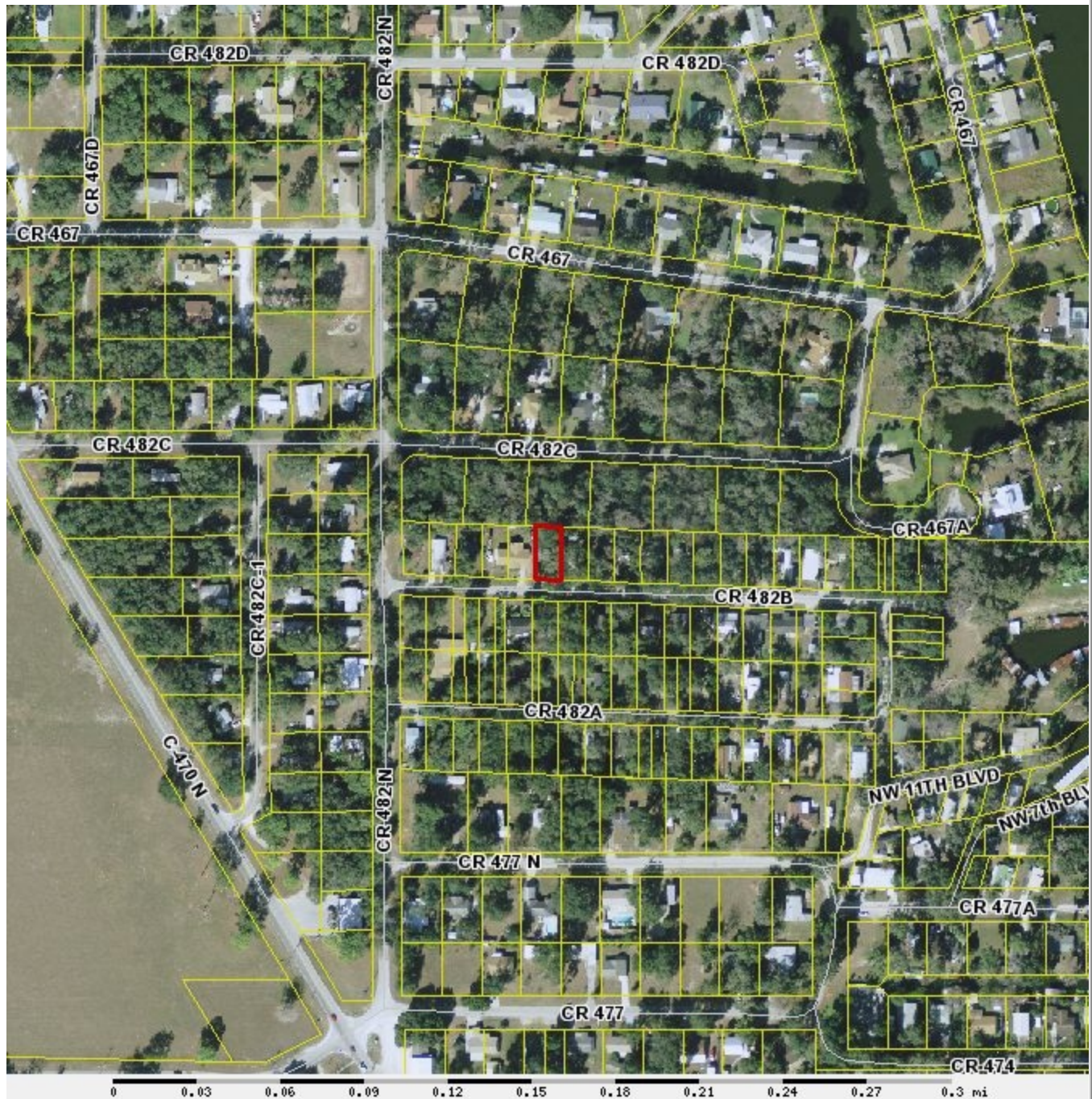
Please correct your records to show the above address as my home, not the Belleair Beach address. My phone number is the same, 727-595-0157

I am faxing (352-689-4463) this letter so that you can begin the process and my signed original will be in the mail within 7 days.

Thank you for your assistance in resolving this issue

Sincerely,

*Barbara McClendon*  
Barbara McClendon



## Sumter County BOCC - GIS

BOCC - Bushnell, FL 33513 | 352-793-0200

Parcel ID: **J04A015**

**MCCLENDON BARBARA L**

113 12TH ST BELLEAIR BEACH, FL 33786

Street: CR 482B

S/T/R: 04/20/22 LOT 15 BLK A ANGLERS HAVEN PB 2 PG 5 1/2 & 1 /76TH INT AS DESC IN OR 123 PG 333

Sales

12/1/1971	124/705	Vacant	\$500.00
11/1/1971	123/333	Vacant	\$100.00

NOTES:



This information was derived from data which was compiled by the Sumter County BOCC - GIS. This information should not be relied upon by anyone as a determination of the ownership of property, legal boundary representation, or market value. The map image is not a survey and shall not be used in any Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. This information was last and may not reflect the data currently on file at our office.

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## Sumter County Property Appraiser

## 2010 Certified Values

Last Updated: 9/6/2011

Parcel List Generator

Retrieve Tax Record

Property Card I

Parcel: J04A015

&lt;&lt; Next Lower Parcel   Next Higher Parcel &gt;&gt;

GIS Map

Print

## Owner &amp; Property Info

Result: 1 of 1

Owner's Name	MCCLENDON BARBARA L		
Site Address	CR 482B		
Mail Address	113 12TH ST BELLEAIR BEACH, FL 33786		
Use Desc. (code)	VACANT RESIDENTIAL (00000)		
Sec/Twp/Rng	04/20/22	Neighborhood	00005041
Year Built		Tax District	County (1001)
Effective Area	0 (SF)	Market Area	01
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOT 15 BLK A ANGLERS HAVEN PB 2 PG 5 1/2 & 1 /76TH INT AS DESC IN OR 123 PG 333			

## GIS Aerial



## Property &amp; Assessment Values

<b>Land Value</b>	\$4,428.00
<b>Market Value</b>	\$4,428.00
<b>Assessed Value</b>	\$4,428.00
<b>Total Taxable Value</b>	\$4,428.00
<b>Exemptions</b>	None \$0.00

## Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Parties
12/1971	<a href="#">124/705</a>	WD	V (O)	\$500.00	
11/1971	<a href="#">123/333</a>	QC	V (O)	\$100.00	

## Building Characteristics

#	Bldg Item	Bldg Use (code)	Eff Year Built	Area Breakdown
N O N E				

## Land Breakdown

Land Use Code	Frontage	Depth	Land Units
5003	50.00	100.00	50.00 Frontage Feet

## Misc Features

Item Number	Description (code)	Units (dims)	Eff. Year
N O N E			

Sumter County Property Appraiser - Roll Year: 2010

Last Updated: 9/6/2011

Result: 1 of 1

**DISCLAIMER**

This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. Assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

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# Case Summary

## Case Number CE2011-0092

### As of 9/19/2011

**Complaint** overgrown, tree debris  
**Status** FOF  
**Officer** Dwayne Ausley

**Type** GRASS  
**Subtype**

**Opened** 3/30/2011 AAO **Last Action** 9/19/2011 BC  
**Closed** **Follow Up** 7/25/2011 AAO

**Site Address** **City** **State** **Zip** **Site APN**  
 CR 482B Lake Panasoffkee FL 33538 J04A015

## DESCRIPTION

## CHRONOLOGY ACTIONS

**TYPE OF ACTION** **ACTION DATE**

**ACTION BY**

**NOTES**

Correspondence 9/19/2011

Brad Cornelius

(9/19/2011 4:40:39 PM BC) Action Created

(9/19/2011 4:41 PM BC)

Received letter from owner requesting the County accept the donation of the property.

FOF Returned 9/1/2011

Alysia Akins Oxford

(9/1/2011 4:18:41 PM AAO) Action Created

Phone Call 8/31/2011

Alysia Akins Oxford

(8/31/2011 2:58:03 PM AAO) Action Created

(8/31/2011 2:58 PM AAO)

SPOKE WITH PATRICIA, OWNER'S DAUGHTER-IN-LAW, WHO STATED THE LOT IS NOT USABLE AND HER MOTHER-IN-LAW WOULD LIKE TO DEED IT TO THE COUNTY - I INFORMED PATRICIA THAT I WOULD PASS THIS INFO ALONG TO THE COUNTY ATTY IN WHICH HE COULD CONTACT HER DIRECTLY @ (727)798-6415

(THE PROPERTY REMAINS IN VIOLATION AND THE NEXT STEP OF THE CODE PROCESS IS TO FILE A LIEN)

Phone Call 8/31/2011

Alysia Akins Oxford

(8/31/2011 1:32:26 PM AAO) Action Created

(8/31/2011 1:32 PM AAO)

spoke to Patricia who was in a training class and will call back

Phone Message 8/30/2011

Alysia Akins Oxford

(8/31/2011 1:30:54 PM AAO) Action Created

(8/31/2011 1:31 PM AAO)

pls call Patricia McClendon @ 727-798-6415

Inspection 7/25/2011

Dwayne Ausley

(7/26/2011 3:09:03 PM AAO) Action Created

Phone Message 7/22/2011

Alysia Akins Oxford

(7/22/2011 9:12:02 AM AAO) Action Created		
(7/22/2011 9:12 AM AAO) msg from owner and her son asking for return phone calls		
(7/22/2011 9:13 AM AAO) called owner back and left msg		
(7/22/2011 9:14 AM AAO) called son back and left msg		
RFH Returned 7/20/2011 Alysia Akins Oxford		
(7/20/2011 3:21:04 PM AAO) Action Created		
FOF Mailed 7/11/2011 Alysia Akins Oxford		
(6/15/2011 1:29:13 PM AAO) Action Created		
Affidavit of Non-Compliance 6/28/2011 Alysia Akins Oxford		
(6/28/2011 11:11:53 AM AAO) Action Created		
Inspection Hearing 6/27/2011 Dwayne Ausley		
(6/28/2011 11:11:43 AM AAO) Action Created		
Board Compliance Date 6/27/2011 Alysia Akins Oxford		
(6/15/2011 1:29:06 PM AAO) Action Created		
HEARING 5/26/2011 Alysia Akins Oxford		
(5/12/2011 2:02:33 PM AAO) Action Created		
(6/15/2011 1:28 PM AAO) remove debris & pay staff costs of \$361.06 within 30 days		
if not, pay \$20 daily fine		
Photo Hearing 5/25/2011 Dwayne Ausley		
(5/27/2011 2:07:52 PM AAO) Action Created		
Pre-Hearing Inspection 5/25/2011 Dwayne Ausley		
(5/27/2011 2:07:52 PM AAO) Action Created		
Returned NOV 5/19/2011 Alysia Akins Oxford		
(5/23/2011 2:46:00 PM AAO) Action Created		
Proof of Notice 5/13/2011 Bill James		
(5/12/2011 2:02:19 PM AAO) Action Created		
RFH Posted 5/13/2011 Bill James		
(5/12/2011 2:02:19 PM AAO) Action Created		
NOH 5/12/2011 Alysia Akins Oxford		
(5/12/2011 2:02:26 PM AAO) Action Created		
RFH 5/12/2011 Alysia Akins Oxford		
(5/12/2011 2:02:26 PM AAO) Action Created		
Inspection NOV 5/2/2011 Bill James		
(5/2/2011 3:30:42 PM AAO) Action Created		
NOV 4/18/2011 Alysia Akins Oxford		
(4/18/2011 12:55:46 PM AAO) Action Created		



Inspection CNV	4/15/2011		
Michael Timpanaro	(4/18/2011 12:55:36 PM AAO) Action Created		
CNV	4/4/2011		
Alysia Akins Oxford	(4/4/2011 1:42:06 PM AAO) Action Created		
Initial Inspections	4/1/2011		
Michael Timpanaro	(4/4/2011 1:42:00 PM AAO) Action Created		
Complaint	3/30/2011		
Kelly Helms	(3/30/2011 4:57:26 PM AAO) Action Created		

## CONTACTS

### CONTACT TYPE

NAME	ADDRESS	CITY, STATE, ZIP	PHONE	FAX	EMAIL
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OWNER

MCCLENDON, BARBARA 113 12TH ST BELLEAIR BEACH FL 3727) 595-0157

## INSPECTIONS

TYPE OF INSPECTION	SCHEDULED DATE	COMPLETED DATE
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INSPECTOR	RESULT	REMARKS
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### NOTES

Inspection	7/25/2011	7/25/2011
Dwayne Ausley	Non-Compliance	FILE LIEN IF IN VIOLA`
(7/25/2011 3:00 PM DA) fallen tree remains on property - see pictures from hearing.		

Hearing Inspection	6/27/2011	6/27/2011
Dwayne Ausley	Non-Compliance	no changes -trees rema

RFH Inspection	5/25/2011	5/25/2011
Dwayne Ausley	Non-Compliance	take pics

Inspection	5/13/2011	5/24/2011
Bill James	Non-Compliance	post hearing notice

NOV Inspection	5/2/2011	5/2/2011
Bill James	Non-Compliance	

CNV Inspection	4/15/2011	4/15/2011
Michael Timpanaro	Non-Compliance	

Initial Inspection	4/1/2011	4/1/2011
Michael Timpanaro	Non-Compliance	

## VIOLATIONS

Case Number	Code and Violation Description	Location	Corrected

CE2011-0092	<p data-bbox="315 126 613 149">6-104.(5) NUISANCES-GRASS</p> <p data-bbox="315 151 1205 247">The overgrowth of any herbaceous and/or woody plant life over twenty-four (24) inches high in any residential or commercially classified land in the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive.</p> <p data-bbox="315 273 946 296">E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES</p> <p data-bbox="315 298 1205 470">It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property, for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the Housing Official.</p>		
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